

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION
NOVEMBER 18, 2003**

The regular session of the Auburn City Planning Commission was called to order on November 18, 2003 at 6:30 p.m. by Chairman Nesbitt in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Hale, Manning, McCord, Smith, Chrm. Nesbitt

COMMISSIONERS ABSENT: None.

STAFF PRESENT: Will Wong, Community Development Director; Reg Murray, Associate Planner; Janet Ferro, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

None.

ITEM IV: PUBLIC COMMENT

Claudia Heisinger, 401 Riverview Drive, spoke on the upcoming Canyon Creek Subdivision Tentative Map (SUB 03-2). Her primary concern is lot #24, as her property is uphill from that lot and construction of a two-story house would block the view. She has contacted the developer expressing her concerns and the developer is now requesting a lot line adjustment from the City to separate a portion of the subdivision from review.

Kirk Heisinger, also of 401 Riverview Drive, added that their concern is that the lot line adjustment will prevent a portion of this project from being reviewed and in his opinion this is an attempt to circumvent the system. He wanted to make the Commission aware of this situation before the public hearing on this project.

ITEM V: PUBLIC HEARING ITEMS

- A. Civic Design – 2350 Lindbergh Street (Nella Oil) – File CD 03-10.** The applicant requests approval of a Civic Design to construct a 20,000 square foot two-story office building. *THIS ITEM WAS CONTINUED FROM THE PLANNING COMMISSION MEETING OF NOVEMBER 4, 2003.*

Director Wong gave the staff report. He advised that the proposal is for new construction to locate the Nella Oil Corporate Offices within the City's Airport Industrial Park, currently the location of the existing Nella Oil offices and hangar. He noted that the proposal meets parking requirements and has the approval of the Placer County Airport Land Use Commission.

The public hearing was opened.

Terry Green, project architect, further described the proposed project.

Comm. Hale noted a condition requiring that the existing trailer be removed within 30 days of occupancy of the new building, or by June 4, 2004, whichever occurs first, and she wondered if this was a realistic expectation.

Andy Weinberg, representing Nella Oil, stated it was his understanding that when the time was up, if the project was well underway they could come in for an extension and staff would support the request. At this point everything is on track as expected and they plan to be in the new building by the end of the year.

At this point Chrm. Nesbitt recused himself as he realized that he once represented Andy Weinberg on a subdivision and this could be a possible conflict. Vice Chairman Hale became acting Chairman.

Comm. Manning **MOVED** to find the project Categorically Exempt from the California Environmental Quality Act per Section 15332, and to approve the Civic Design for the Nella Oil Company Corporate Offices subject to the conditions listed in Exhibit A of the staff report

Comm. Smith **SECONDED**.

AYES: Hale, Manning, McCord, Smith

NOES: None
ABSTAIN: Chrm. Nesbitt
ABSENT: None

The motion was approved.

The chairman announced the 10-day appeal period.

The meeting was turned back over to Chrm. Nesbitt.

B. Housing Element Update. The City of Auburn is updating the Housing Element of the Auburn General Plan pursuant to State law. The update will include, but is not limited to, an assessment of housing needs of lower income households; an assessment of special housing needs in the City (e.g. disabled, seniors); the establishment of quantifiable housing objectives; the incorporation of programs to provide affordable housing; an analysis of constraints on the provision of housing; the establishment of quantified housing objectives by income category; an inventory of sites available for residential development; and analysis of employment and housing trends; development of a five-year housing construction goal by income category; determine housing in need of replacement or rehabilitation; and, identification of assisted housing units which are at risk of converting to market rents.

Reg Murray gave a brief presentation on the Housing Element update. He stated that the Auburn General Plan is the document that provides the direction for various City policies and includes several elements, or chapters, and one is the Housing Element. The Housing Element addresses the housing needs for the City. The state requires regular updates of the Housing Element which is reviewed by the Housing and Community Development Department (HCD). The State identifies deadlines for jurisdictions to update their housing element, the City of Auburn's is December 31, 2003 and our jurisdiction will be in compliance if we have our draft submitted to them for review by that date. After a 60 day review by HCD, they will provide comments back to us. When the HCD comments are addressed, the final document will come back to the Planning Commission and City Council for final review. The document then goes back to HCD, hopefully for final certification and we would have an approved Housing Element, probably in the first quarter of next year.

Reg introduced Jennifer Adge, project planner for Parsons, the City's consultant. She gave an overview of the Housing Element, including the City's

achievements on the current and proposed policies and goals, along with background information. The main topics covered were:

- State Requirements
- New State Laws
- Implications of Non-Compliance
- Changes in HCD's Review Process
- Remaining Housing Need
- 2003-2004 Housing Element Goals
- Summary of New Programs

The Commissioners discussed various text corrections to the draft Housing Element Update.

The public hearing was opened.

Ken Tokutomi, spoke on the homeless issue. He is chairman of the Salvation Army Advisory Board, member of the Placer Homeless Consortium and Placer PC Shelter and has been studying the homeless issue and affordable housing in this area for the past two years. The goal is a concept where someone could go from homelessness to transitional housing to affordable housing and then self-sufficiency. He would like to see the issue of affordable housing addressed by the Commission. There is a plan with the Salvation Army and Placer County, hopefully including the City of Auburn and other agencies, to develop a master plan for affordable housing. They would like to have a regional plan and are looking for property to put in an emergency shelter.

Mark Bledsoe, president of the Housing Alliance of Placer (HAP) spoke. He pointed out that the State Independent Living Center (SILC) conducted a state-wide survey and discovered over six million people in California with disabilities, and they estimate that currently 20% have some form of disability and by 2010 it is projected to increase to 25%. He felt what should be addressed is "universal design", or aging in place, a concept that has been addressed by the legislature in offering incentives for universal design at local levels as well as a mobile home company that offers universal design in their mobile homes. He warned against designating certain areas for housing for people with disabilities, thus violating fair-housing laws. He noted that the homeless census in the draft Housing Element overlooked those with physical disabilities, he would like this included. He pointed out that the City of Auburn currently does have transitional housing facilities operating under the umbrella of HAP, where they oversee 18 transitional homes. Also, for those in need of emergency shelter, the Elmwood Motel is utilized as an emergency shelter. He disagrees with the statement in the draft that

there is little information available relating to agencies offering assistance outside of Auburn, he noted several organizations:

Placer Consortium on Homelessness and Affordable Housing, the largest group involved in homeless issues in Placer County;

Placer Independent Resource Services, one of the 29 independent living centers in the State of California;

Housing Alliance of Placer, with an extensive network of the homeless population;

New Journey Program, offering transitional housing;

Re-Entry, a group working with ex-offenders;

New Leaf Counseling, transitional housing for women.

Bledsoe noted that some communities, to increase the availability of affordable housing sites, have purchased land and formed a “land bank”, where the land is placed in trust and held for future affordable housing development. Some cities have started a housing trust fund, operated not by the government but by a non-profit agency. He also noted concerns with requiring a conditional use permit for a group home, stating that this is a form of discrimination as it can be viewed as a constraint to the siting and development of emergency shelters and care homes for people with disabilities because typically these people live in group homes or transitional housing. In view of this some communities have abandoned the conditional use permit process and gone to an internal administrative review.

Bledsoe pointed out a statement in the draft Housing Element, that the City has no authority to approve or deny group homes of six or fewer. He noted for the Commissioners that when a person makes a request for a reasonable accommodation or modification to a land use or zoning ordinance to accommodate their specific disability, if that request is denied, it is a fair housing violation and he cited specific cases. He also noted that the draft Housing Element Update states that the City does not restrict occupancy of unrelated individuals in group homes. He pointed out that by restricting occupancy to six or fewer in group homes you are restricting occupancy. Requiring conditional use permits on some housing does deny people with disabilities housing opportunities because the public hearing invites everyone from the public in to oppose that type of housing. While it may be legal to have that type of housing, small non-profit corporations or faith-based cor-

porations often must fight legal battles to obtain permission. He also stated that allowing a second unit on a parcel as affordable housing does not always work because often that second unit is rented for market-rate rent and without codes or a rent control ordinance, those units do not remain affordable.

The public hearing was closed.

The Planning Commission identified minor corrections to the following pages of the Housing Element Update:

7, 8, 9, 18, 22, 25, 28, 29, 30, 33, 35, 36, 37, 38, 39, 40, A-3, A-10, A-13, A-19, A-20, A-23, A-24, A-34, A-37, A-38, A-46, A-49, A-50, A-58, A-63, and Appendix E.

Comm. Smith **MOVED** that, with the corrections given by the Commissioners and incorporating the names of the organizations identified by Mr. Bledsoe, the draft Housing Element Update be forwarded on to City Council.

Comm. Manning **SECONDED**.

AYES:	Hale, Manning, McCord, Smith, Chrm. Nesbitt
NOES:	None
ABSTAIN:	None
ABSENT:	None

The motion was approved.

ITEM VI:

COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

A. City Council Meetings

Director Wong reviewed recent City Council meetings.

B. Future Planning Commission Meetings

The next Planning Commission meetings will be December 2 and 16, 2003.

C. Reports

None

ITEM VII: PLANNING COMMISSION REPORTS

None.

ITEM VIII: FUTURE PLANNING COMMISSION AGENDA ITEMS

Comm. Smith stated that in the future he would like to address inspection of projects to insure they were built as approved and possibly including the Commission in the process. Director Wong advised the Commission that all projects are reviewed by the Community Development Department for compliance with approved plans. The Commission was satisfied with the current procedure and a future meeting to discuss this matter was not needed.

Chrm. Nesbitt stated he would like a further discussion of the parking ratio at a future meeting. Director Wong advised that this would be on an agenda in December.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 9:18 p.m.

Respectfully submitted,

Janet Elaine Ferro, Administrative Secretary